

LISTING DATE: 08/08/2003

LISTING EXPIRES: 08/18/2003

FAX #: (216) 522-2552

REMEMBER:

BID RESULTS will be available on
THURSDAY August 21, AFTER 10am
1 (800) 729-5772 Ext. 3894



Internet Listing sites:

***<http://www.vba.va.gov/cleveland-rlc.htm> &
<http://www.vahomes.org/cv/>***

YOUR BEST BET ☒ HIRE A VET

**DEPARTMENT OF VETERANS AFFAIRS
OHIO STATE LISTING OF VA-ACQUIRED PROPERTIES**

The U. S. Department of Veterans Affairs offers for sale the following properties. VA ASSUMES NO LIABILITY FOR ERRORS AND RESERVES THE RIGHT TO REJECT ANY OFFER OR WITHDRAW ANY LISTING WITHOUT PRIOR NOTICE.

All transactions are subject to the provisions of the current VA Form 26-6705, OFFER TO PURCHASE AND CONTRACT OF SALE. VA Form 26-6705b, CREDIT STATEMENT OF PROSPECTIVE PURCHASER required for term offers requesting VA financing. Offers will not be considered unless accurately submitted on a current VA Forms with required addenda and attachments. VA Forms may be obtained on the web at “<http://www.vba.va.gov/pubs/forms1.htm>”.

VA issues no warranty regarding property condition. Buyers are responsible for obtaining occupancy, correction of any existing code violations, and account transfer and activation of all utilities. This listing is subject to VA policy and procedures for the sale of properties and the payment of sales commissions; To any statement of fact an accurate survey would show; To existing covenants, easements, restrictions and agreements affecting the property in force and effect; and to limitations of title or use.

GENERAL

Instructions for the submission of purchase offers are published in the most recent instructions pamphlet: **SELLING VA-ACQUIRED PROPERTIES, PROGRAM GUIDE, SEPTEMBER 2000**, PART II offer submission. All participating brokers received this publication. Purchase offers not in compliance with published instructions may be rejected.



**EQUAL HOUSING
OPPORTUNITY**

EARNEST MONEY

CASH & TERM. A deposit of at least \$500.00 for each property must be obtained from the offeror and deposited in the broker's trust account. The earnest money will be forfeited to VA if the purchaser does not perform the contract.

BID RESULTS

Results from receipt of all bids will be available every THURSDAY following the expiration of each listing. Call after 10am (800) 729-5772 Ext. 3894. For more information, call (216) 522-3583.

FEATURE CODES

AD. Adobe
AS. Asbestos Siding
BV. Brick Veneer
LG. Log
ST. Stucco
WF. Wood Framing

AL. Aluminum Siding
BR. Brick
FR. Frame
MA. Masonry
VS. Vinyl Siding

THIS COMMENT SECTION IS NOT A WARRANTY OF ANY KIND BY VA OR ANY AGENT REPRESENTING VA. THIS COMMENT SECTION IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

A. WATER SUPPLY:

1. Public water service.
2. Private water service.
3. Well-volume of water is not guaranteed due to uncertain water tables.
4. Cistern.
5. Other. (_____)

B. SEWER SYSTEM:

1. Public sewer.
2. Private sewer.
3. Septic tank/leach field (date inspected).
4. Aeration tank (date inspected).
5. Other. (_____)

C. ROOF:

1. Newer roof, prior roof removed.
2. Newer roof installed over existing roof.
3. Existing roof, minor repairs, no warranty.
4. Existing roof, no leaks observed, but condition not warranted.
5. Roof leaks, no repairs to be made.

D. BASEMENT/CRAWL SPACE:

1. Water leakage, water accumulation, excess dampness not observed.
2. Damp basement or crawl space observed - cause not identified.
3. Water leakage or accumulation observed - no repairs or modifications made.
4. Water leakage or accumulation observed and corrective action taken, contact VA Management Broker for details.

E. STRUCTURAL COMPONENTS

(Foundation, Floors, Interior and Exterior Walls):

1. Material movement, shifting, deterioration, or cracking not observed.
2. Material movement, shifting, deterioration or cracking observed but not corrected - contact VA Management Broker for details.
3. Material movement, shifting, deterioration or cracking observed and corrected - contact VA Management Broker for details.

F. MECHANICAL SYSTEMS:

1. Newer electrical system installed, no warranty.
2. Existing electrical system partially repaired/modified, no warranty.
3. Existing electrical system not repaired/modified, no warranty.
4. Newer heating system/furnace installed, no warranty.
5. Existing heating system/furnace partially repaired, no warranty.
6. Existing heating system/furnace not repaired/modified, no warranty.
7. Newer plumbing system installed, no warranty.
8. Existing plumbing system partially repaired/modified, no warranty.
9. Existing plumbing system not repaired/modified, no warranty.

NO WARRANTY REGARDING CONDITION OF AIR CONDITIONING, SUMP PUMPS, FIREPLACE/CHIMNEYS, LAWN SPRINKLERS, WATER SOFTENERS, SECURITY SYSTEMS, CENTRAL VACUUMS OR OTHER MECHANICAL SYSTEMS.

G. WOOD BORING INSECTS/TERMITES:

1. Property inspected for wood boring insects/termites - none observed (inspection date).
2. Property inspected for wood boring insects/termites - inactive infestation observed (inspection date).
3. Property inspected for wood boring insects/termites - active infestation noted and treated (inspection date).
4. Property inspected for wood boring insects/termites - active infestation noted and not treated (inspection date).
5. Property not inspected for wood boring insects/termites.

H. PRESENCE OF HAZARDOUS MATERIALS:

VA does not test for asbestos, urea - formaldehyde foam insulation or radon gas.

1. A VA Form 26-6705, Offer to Purchase and Contract of Sale, submitted on a property built before 1978 is contingent upon a risk assessment or property inspection for the presence of lead-based paint and/or lead-based paint hazards. The purchaser may remove the contingency at any time without cause, or the duration of the contingency may be modified by agreement between the purchaser and VA; otherwise, the contingency lasts for 10 days after the date the offer is selected by VA, and the ending date will be stated in VA Form 26-6705e which will be sent

to the purchaser or the purchaser's agent when the offer is selected. The purchaser is responsible for ordering, and will bear the expense of, any risk assessment or inspection obtained under this contingency.

2. "Investor Special". Property is uninhabitable, severely damaged with deteriorated paint surfaces that will not be treated by VA and which will need to be opened or removed so that structural or utility systems repairs can be completed prior to occupancy.

3. VA makes no warranty as to the existence of mold in this property and will not be held liable for the potential harmful effect thereof.

I. DRAINAGE/FLOODING:

1. No observed current flooding, drainage, settling, or grading problems.
2. Observed current flooding, drainage, settling, or grading problems and repairs or modifications undertaken - contact VA Management Broker for details.
3. Observed current flooding, drainage, settling, or grading problems/repairs or modifications not made - contact VA Management Broker for details.
4. This property is located in a special flood hazard area. Flood insurance will be required.

J. CODE VIOLATIONS:

1. No violations on file with VA.
2. Code enforcement area, purchaser should contact municipality for most current information/occupancy permit information.
3. Existing code violations - contact VA Management Broker for details.
4. Condemned property - contact municipality for permit information.

K. UNDERGROUND STORAGE TANKS/WELLS:

1. Underground tank(s) on property.
2. Oil or natural gas well(s) (plugged or unplugged) on property.
3. Abandoned water well on property, contact VA Management Broker for details.

L. OTHER KNOWN MATERIAL DEFECT(S):
Contact VA Management Broker for details.

M. CASH OFFERS ONLY CONSIDERED FOR THIS PROPERTY.

N. PROPERTY MEETS MPR'S AND AVAILABLE FOR FHA OR VA FINANCING. ANY REPAIRS MUST BE ESCROWED AT THE PURCHASER'S EXPENSE.

O. AVAILABLE FOR SHELTER FOR HOMELESS VETERANS PROGRAM.

P. THIS PROPERTY ELIGIBLE FOR A \$500 BONUS.

R. FIRST LISTING FOR THIS PROPERTY.

I HAVE RECEIVED A COPY OF THE SALES LISTING AND COMMENT SECTION FOR THE IDENTIFIED PROPERTY

NOTE: THE DEPARTMENT OF VETERANS AFFAIRS DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CONDITION OF THE PROPERTY. THE CORRECTION OF ANY DEFECTS NOW EXISTING OR THAT MAY DEVELOP WILL BE THE RESPONSIBILITY OF THE PURCHASER.

PM NUMBER

25-

DATE

SIGNATURE(S) OF PURCHASER(S)

PROPERTY ADDRESS

Listing of VA-Acquired Properties

Listing Date: August 8, 2003

This Listing Expires: August 18, 2003

<u>CITY (COUNTY)</u>			
PM NUMBER	LIST PRICE	LIV UNITS	
ADDRESS			
CITY, OH ZIP	RE TAX	LOT SIZE	
COMMENT CODES - COMMENTS			
<u>AKRON (SUMMIT)</u>			
25-25-6-0843946	\$76,000	1	
602 AVALON AVE			
AKRON, OH 44307-0000	\$1,648	119 X 114	
AL/7RMS/4BR/2BA/1626SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			
25-25-6-0818819	\$58,000	1	
995 OAKLAND AVE			
AKRON, OH 44310-1405	\$700	38 X 111	
VS/7RMS/3BR/1BA/1296SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN.			
25-25-6-0855206 <i>New Listing</i>	\$41,000	1	
1850 16TH ST SW			
AKRON, OH 44314-2818	\$1,012	40 X 110	
FR/6RMS/3BR/1BA/1033SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M/R			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			
<u>BEDFORD (CUYAHOGA)</u>			
25-25-6-0865652 <i>New Listing</i>	\$86,000	1	
18 BEST ST			
BEDFORD, OH 44146-4614	\$1,525	50 X 150	
VS/FR/6RMS/3BR/1BA/1530SF/A1/B1/C4/D1/E1/F3/F6/F9/G1/H1/H2/H3/I1/J2/J3/M/R			
MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. MAIN GAS AND WATER LINE LEAKS BUYER MUST REPLACE PRIOR TO ACTIVATION AS UNSAFE.INVESTOR SPECIAL. PURCHASER RESPONSIBLE FOR CORRECTING POINT OF SALE VIOLATIONS. CONTACT CITY FOR REQUIREMENTS.			
<u>BELPRE (WASHINGTON)</u>			
25-25-6-0851652 <i>New Listing</i>	\$66,000	1	
214 ELM ST			
BELPRE, OH 45714-2439	\$1,419	50 X 150	
VS/7RMS/3BR/2BA/1540SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M/R			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY & SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			

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CITY (COUNTY)

PM NUMBER	LIST PRICE	LIV UNITS
ADDRESS		
CITY, OH ZIP	RE TAX	LOT SIZE
COMMENT CODES - COMMENTS		
25-25-6-0865161	\$90,000	1
RURAL ROUTE 1 BOX 261		
BELPRE, OH 45714-9729	\$1,295	IRREGULAR
BR/6RMS/3BR/2BA/1408SF/A1/B4/C1/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN IT PRESENT CONDITION WTHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY, AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

BRISTOLVILLE (TRUMBULL)

25-25-6-0873273 <i>New Listing</i>	\$135,000	1
670 GREENVILLE RD		
BRISTOLVILLE, OH 44402-0000	\$1,800	IRREGULAR
VS/9RMS/5BR/2.5BA/2322SF/A1/A3/B3/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M/R		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

BRYAN (WILLIAMS)

25-25-6-0821535 <i>New Listing</i>	\$55,000	1
509 E BRYAN ST		
BRYAN, OH 43506-1464	\$801	66 X 132
VS/FR/6RMS/3BR/1BA/1092SF/A1/B1/C4/D1//F3/F6/F9/H1/H3/I1/J1/M/R		
MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. EVIDENCE OF SETTLEMENT.		

CANAL WINCHESTER (FRANKLIN)

25-25-6-0826874	\$132,000	1
5252 ARBOLINE CT		
CANAL WINCHESTER, OH 43110-8738	\$1,919	IRREGULAR
VS/8RMS/4BR/2.5BA/1939SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

CHILLICOTHE (ROSS)

25-25-6-0873654	\$65,000	1
268 WARD RD		
CHILLICOTHE, OH 45601-9266	\$679	IRREGULAR
VS/7RMS/4BR/1BA/1325SF/A1/B3/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

Listing of VA-Acquired Properties

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<u>CITY (COUNTY)</u>			
PM NUMBER	LIST PRICE	LIV UNITS	
ADDRESS			
CITY, OH ZIP	RE TAX	LOT SIZE	
COMMENT CODES - COMMENTS			
<u>CINCINNATI (HAMILTON)</u>			
25-25-6-0785107	\$51,500	1	
1539 MANSS AVE			
CINCINNATI, OH 45205-1052	\$1,037	IRREGULAR	
FR/4RMS/2BR/1BA/869SF/A1/B1/D1/E1/F3/F6/F9/G2/H1/H3/I1/J1			
MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. ROOF OLD.			
<u>CLEVELAND (CUYAHOGA)</u>			
25-25-6-0879586	\$25,000	1	
3571 EAST 81ST ST			
CLEVELAND, OH 44105-1529	\$510	41 X 120	
AL/9RMS/5BR/3BA/1589SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			
25-25-6-0819387 <i>New Listing</i>	\$30,000	1	
6816 PARK AVE			
CLEVELAND, OH 44105-4963	\$928	35 X 119	
AL/6RMS/3BR/1BA/1168SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/G5/H1/I1/J1/M/R			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			
<u>COLUMBUS (FRANKLIN)</u>			
25-25-6-0884937 <i>New Listing</i>	\$133,000	1	
483 TIBET RD			
COLUMBUS, OH 43202-2231	\$1,986	40 X 112	
VS/6RMS/3BR/1BA/1280SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M/R			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY, AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			
25-25-6-0872727	\$76,000	1	
3288 MARY AVE			
COLUMBUS, OH 43204-1736	\$1,139	55 X 128	
AL/5RMS/3BR/1BA/1008SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			

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CITY (COUNTY)

PM NUMBER	LIST PRICE	LIV UNITS
ADDRESS	RE TAX	LOT SIZE
CITY, OH ZIP		
COMMENT CODES - COMMENTS		

25-25-6-0885998	\$49,000	1
212 RICHARDSON AVE		
COLUMBUS, OH 43204-3244	\$727	31 X 138
WF/5RMS/2BR/1BA/1172SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

25-25-6-0869720	\$51,000	1
1720 FOREST ST		
COLUMBUS, OH 43206-1873	\$837	48 X 140
FR/FR/6RMS/3BR/1BA/1321SF/A1/B1/C4/D1/E1/F3/F6/G3/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. TREATED FOR TERMITES. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY, AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

25-25-6-0869430	\$138,000	1
1615 MENIFEE AVE		
COLUMBUS, OH 43207-4390	\$2,651	IRREGULAR
VS/6RMS/4BR/2.5BA/1526SF/A1/B1/C4/D2/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

25-25-6-0870342	\$70,000	1
3073 SAXON CT		
COLUMBUS, OH 43232-5534	\$763	IRREGULAR
AL/5RMS/3BR/1BA/968SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN.		

CONESVILLE (COSHOCOTON)

25-25-6-0851200	\$70,000	1
301 BIGGS AVE		
CONESVILLE, OH 43811-9753	\$397	60 X 132
VS/6RMS/3BR/1.5BA/1519SF/A1/B3/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

DAYTON (MONTGOMERY)

Listing of VA-Acquired Properties

Listing Date: August 8, 2003

This Listing Expires: August 18, 2003

CITY (COUNTY)

PM NUMBER ADDRESS CITY, OH ZIP COMMENT CODES - COMMENTS	LIST PRICE RE TAX	LIV UNITS LOT SIZE
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25-25-6-0795630 <i>New Listing</i> 213 SANTA CLARA AVE DAYTON, OH 45405-3640 VS/FR/5RMS/2BR/1BA/1032SF/A1/B1/C4/D1/E1/F3/F6/F9/G3/H1/H2/H3/I1/J1/M/R EXCLUSIVE LISTING CHARLES CUNNINGHAM 937-252-7728. 6% COMMISSION MUST BE SHOWN ON OFFER. EXCLUSIVE AGENT AGREES TO PAY SALES BROKER 4% COMMISSION. MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. INVESTOR SPECIAL TERMITE DAMAGE WILL EXTERMIN.	\$40,500 \$614	1 40 X 140
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25-25-2-0752312 1812 ELSMERE AVE DAYTON, OH 45406-4422 6RMS/3BR/1BA/1326SF/A1/B1/C4/D1/E1/F3/F6/F9/G3/H1/H3/I1/J1/M EXCLUSIVE LISTING CHARLES CUNNINGHAM 937-252-7728. 6% COMMISSION MUST BE SHOWN ON OFFER. EXCLUSIVE AGENT AGREES TO PAY SALES BROKER 4% COMMISSION. MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN.	\$27,000 \$914	1 IRREGULAR
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DEFIANCE (DEFIANCE)

25-25-2-0626867 <i>New Listing</i> 13563 HARDING RD DEFIANCE, OH 43512-9054 AL/FR/7RMS/5BR/1BA/1680SF/A3/B3/C4/D1/E1/F3/F6/F9/H1/H2/H3/I1/J1/M/R MECHANICALS WELL AND SEPTIC NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. EVIDENCE OF FROZEN PLUMBING AND DAMAGE TO HEATING SYSTEM.	\$48,000 \$624	1 IRREGULAR
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EAST CANTON (STARK)

25-25-6-0862314 2411 17TH ST EAST CANTON, OH 44730-9543 VS/6RMS/3BR/1BA/1288SF/A3/B3/C3/D1/E1/F3/F6/F9/G5/H1/I1/J1/M PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.	\$59,000 \$423	1 IRREGULAR
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FOREST (HARDIN)

25-25-6-0871847 314 SMITH ST FOREST, OH 45843-1052 AL/6RMS/3BR/2BA/1552SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M EXCLUSIVE LISTING; 6% COMMISSION. SUBMIT ALL OFFERS THRU EXCLUSIVE AGENT ROBERT BUTTERMAN 419 674-4114 WHO AGREES TO PAY MINIMUM 3% COMMISSION TO SELLING AGENCY. PROPERTY IS SOLD "AS IS." NO WARRANTIES OR GUARANTEES.	\$54,000 \$833	1 100 X 200
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GALLOWAY (FRANKLIN)

Listing of VA-Acquired Properties

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CITY (COUNTY)

PM NUMBER	LIST PRICE	LIV UNITS
ADDRESS	RE TAX	LOT SIZE
CITY, OH ZIP		
COMMENT CODES - COMMENTS		

25-25-6-0865301	\$129,000	1
286 YEHLSHIRE DR		
GALLOWAY, OH 43119-8478	\$2,051	55 X 140
VS/7RMS/3BR/1.5BA/1452SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

GARFIELD HTS. (CUYAHOGA)

25-25-6-0834921 <i>New Listing</i>	\$58,000	1
4680 TURNEY RD		
GARFIELD HTS., OH 44125-1443	\$2,046	42 X 125
FR/6RMS/3BR/1BA/1440SF/A1/B1/D1/E1/F3/F6/F9/G1/H1/H2/H3/I1/J2/J3/M/R		
MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. ROOF NEEDS REPAIR. INVESTOR SPECIAL. PURCHASER RESPONSIBLE FOR CORRECTING CITY POINT OF SALE VIOLATIONS TO CONTACT THE CITY REGARDING SAME.		

GREENVILLE (DARKE)

25-25-6-0889640 <i>New Listing</i>	\$70,000	1
3742 S MIDDLE DR		
GREENVILLE, OH 45331-3021	\$646	88 X 235
FR/4RMS/2BR/1BA/987SF/A3/B3/C4/D1/E1/F3/F6/F9/H1/H3/I1/J1/M/R		
EXCLUSIVE LISTING CONTACT RUDY STRALEY 419 399 4444. 6% COMMISSION MUST BE SHOWN ON OFFER. EXCLUSIVE AGENT AGREES TO PAY SALES BROKER 3% COMMISSION. MECHANICALS AND WELL AND SEPTIC NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN.		

HAMDEN (VINTON)

25-25-6-0857785	\$52,000	1
113 PAINES AVENUE		
HAMDEN, OH 45634-0000	\$676	IRREGULAR
FR/5RMS/3BR/1BA/1350SF/A1/B3/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
EXCLUSIVE LISTING, 6% COMMISSION. SUBMIT ALL OFFERS TO EXCLUSIVE AGENT TERESA TOFT 740 776-6117 WH AGREES TO PAY MINIMUM 3% COMMISSION TO SELLING AGENT. PROPERTY IS SOLD "AS IS." NO WARRANTIES OR GUARANTEES		

HILLSBORO (HIGHLAND)

25-25-6-0852906	\$26,000	1
7094 CEDAR TRL		
HILLSBORO, OH 45133-9733	\$967	85 X 177
FR/5RMS/2BR/2BA/1148SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY, AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

Listing of VA-Acquired Properties

Listing Date: August 8, 2003

This Listing Expires: August 18, 2003

<u>CITY (COUNTY)</u>			
PM NUMBER	LIST PRICE	LIV UNITS	
ADDRESS			
CITY, OH ZIP	RE TAX	LOT SIZE	
COMMENT CODES - COMMENTS			
<u>KENT (PORTAGE)</u>			
25-25-6-0852461	\$76,000	1	
1153 GARTH DR			
KENT, OH 44240-1907	\$1,409	60 X 142	
AL/5RMS/3BR/1BA/936SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			
<u>KETTERING (MONTGOMERY)</u>			
25-25-6-0863228	\$74,500	1	
2216 CULVER ST			
KETTERING, OH 45420-1328	\$1,511	IRREGULAR	
AL/FR/5RMS/3BR/1BA/1138SF/A1/B1/C4/D1/E1/F3/F6/F9/G1/H1/H2/H3/I1/J1/M			
EXCLUSIVE LISTING CHARLES CUNNINGHAM 937-252-7728. 6% COMMISSION MUST BE SHOWN ON OFFER. EXCLUSIVE AGENT AGREES TO PAY SALES BROKER 4% COMMISSION. MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. HOWEVER FROZEN PLUMBING. INVESTOR SPECIAL.			
<u>LAKEVIEW (LOGAN)</u>			
25-25-6-0857318	\$31,000	1	
225 BENTZ AVE			
LAKEVIEW, OH 43331-9477	\$646	40 X 40	
VS/6RMS/3BR/1BA/936SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1			
EXCLUSIVE LISTING; 6% COMMISSION MUST BE SHOWN ON ALL OFFERS. SUBMIT ALL OFFERS THRU ROBERT BUTTERMAN 419 674-4114 WHO AGREES TO PAY 3% COMMISSION TO SELLING AGENCY. PROPERTY IS SOLD "AS IS." NO WARRANTIES OR GUARANTEES. FLOOD HAZARD INSURANCE REQUIRED.			
<u>LANCASTER (FAIRFIELD)</u>			
25-25-6-0818462	\$71,000	1	
115 SOUTH ZANE AVE			
LANCASTER, OH 43130-3668	\$610	40 X 120	
VS/5RMS/2BR/1BA/1020SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES. PROPERTY IS LOCATED IN FLOOD ZONE AE AND FLOOD INSURANCE MAY BE REQUIRED.			
<u>LARUE (MARION)</u>			

Listing of VA-Acquired Properties

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CITY (COUNTY)

PM NUMBER	LIST PRICE	LIV UNITS
ADDRESS	RE TAX	LOT SIZE
CITY, OH ZIP		
COMMENT CODES - COMMENTS		

25-25-6-0855963	\$36,000	1
184 SECTION ST		
LARUE, OH 43332-9211	\$685	66 X 157
VS/6RMS/2BR/1BA/1192SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

LORAIN (LORAIN)

25-25-6-0856741	\$69,000	1
818 ALLISON AVE		
LORAIN, OH 44052-1308	\$1,448	45 X 125
FR/6RMS/3BR/1BA/1382SF/A1/B1/D3/E2/F3/F6/F9/G1/H1/H2/H3/I1/J1/M		
MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. NEEDS ROOF. EVIDENCE OF FROZEN PLUMBING. FOUNDATION CRACKS AND LEAKS. INVESTOR SPECIAL.		

LOUISVILLE (STARK)

25-25-6-0873855 <i>New Listing</i>	\$86,000	1
4973 BROADWAY AVE		
LOUISVILLE, OH 44641-8623	\$1,181	IRREGULAR
AL/73RMS/3BR/1.5BA/1408SF/A3/B3/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M/R		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY & SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

MANSFIELD (RICHLAND)

25-25-6-0844745	\$45,000	1
831 MANCHESTER RD		
MANSFIELD, OH 44903-1913	\$1,108	IRREGULAR
AL/6RMS/3BR/1.5BA/1665SF/A1/B1/C4/D2/D3/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

25-25-6-0886789	\$75,000	1
891 PIPER RD		
MANSFIELD, OH 44905-1349	\$805	100 X 250
BR/5RMS/2BR/1BA/844/A3/B3/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/MR		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEM ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

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CITY (COUNTY)

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ADDRESS	RE TAX	LOT SIZE
CITY, OH ZIP		
COMMENT CODES - COMMENTS		

25-25-6-0865362	\$63,000	1
56 GLENWOOD BLVD		
MANSFIELD, OH 44905-3210	\$1,402	50 X 140
AL/7RMS/3BR/1.5BA/1694SF/A1/B1/C3/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY, AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

25-25-6-0831909	\$63,000	1
908 MAUMEE AVE		
MANSFIELD, OH 44906-2909	\$1,401	50 X 150
AL/7RMS/3BR/2.5BA/1728SF/A1/B1/C4/D1/E1/F3/F6/F9/G1/H1/I1/J1		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY, AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

MARYSVILLE (UNION)

25-25-6-0889349	\$95,000	1
520 W 5TH ST		
MARYSVILLE, OH 43040-1022	\$1,659	64 X 168
8RMS/3BR/1.5BA/2008SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS AS IS CONDITION WITHOUT ANY REPAIRS. NOTE STATUS OF FOUNDATION. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFEEY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

MEDWAY (CLARK)

25-25-6-0852880 <i>New Listing</i>	\$51,500	1
321 ROSEWOOD RD		
MEDWAY, OH 45341-1543	\$304	160 X 100
FR/AL/5RMS/2BR/1BA/1954SF/A3/B1/C4/D1/E1/F3/F6/F9/G1/H1/H2/H3/I1/J1/M/R		
EXCLUSIVE LISTING CHARLES CUNNINGHAM 937-252-7728. 6% COMMISSION MUST BE SHOWN ON OFFER.		
EXCLUSIVE AGENT AGREES TO PAY SALES BROKER 4% COMMISSION. MECHANICALS AND WELL NOT TESTED		
STATUS OF OPERATION AND SAFETY UNKNOWN. INVESTOR SPECIAL.		

MENTOR (LAKE)

25-25-6-0873303	\$121,000	1
5570 ORCHID AVE		
MENTOR, OH 44060-2020	\$1,870	75 X 110
FR/6RMS/3BR/2BA/1290SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

MIDDLETOWN (BUTLER)

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PM NUMBER	LIST PRICE	LIV UNITS
ADDRESS	RE TAX	LOT SIZE
CITY, OH ZIP		
COMMENT CODES - COMMENTS		

25-25-6-0871086	\$60,000	1
214 HARRISON ST		
MIDDLETOWN, OH 45042-3207	\$813	40 X 142
AS/FR/4RMS/2BR/1BA/904SF/A1/B1/C4/D1/E2/F3/F6/F9/G3/H1/H2/H3/I1/J1/M		
MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. TERMITE DAMAGE TO HOUSE AND GARAGE AREAS. INVESTOR SPECIAL.		

25-25-6-0868143	\$92,000	1
3612 LEWIS ST		
MIDDLETOWN, OH 45044-6133	\$1,684	85 X 149
BR/6RMS/3BR/2BA/1242SF/A1/B1/C4/D1/E1/F3/F6/F9/G3/H1/H2/H3/I1/J1/M		
MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. INVESTOR SPECIAL.		

MOUNT GILEAD (MORROW)

25-25-6-0889256	\$79,000	1
7278 STATE ROUTE 314		
MOUNT GILEAD, OH 43338-9641	\$591	IRREGULAR
VS/7RMS/3BR/2BA/1688SF/A3/B3/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

MT. GILEAD (MORROW)

25-25-6-0848447	\$67,000	1
223 SOUTH ST		
MT. GILEAD, OH 43338-1423	\$738	IRREGULAR
AL/6RMS/3BR/2BA/1623SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.,		

NEGLEY (COLUMBIANA)

25-25-6-0869481	\$98,000	1
48284 ALLEGHENY TRL		
NEGLEY, OH 44445-9742	\$1,282	80 X 150
VS/8RMS/4BR/1BA/1804SF/A2/B3/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
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NEW CARLISLE (CLARK)

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ADDRESS		
CITY, OH ZIP	RE TAX	LOT SIZE
COMMENT CODES - COMMENTS		
25-25-6-0878645	\$76,500	1
488 GROSS ST		
NEW CARLISLE, OH 45344-2801	\$1,397	IRREGULAR
5RMS/3BR/1BA/999SF/A1/B1/C4/C4/D1/E1/F3/F6/F9/G1/H1/H3/I1/J1/M		
EXCLUSIVE LISTING CHARLES CUNNINGHAM 937-252-7728. 6% COMMISSION MUST BE SHOWN ON OFFER.		
EXCLUSIVE AGENT AGREES TO PAY SALES BROKER 4% COMMISSION. MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN.		

NEWTON FALLS (TRUMBULL)

25-25-2-0483094	\$36,000	1
51 CHURCH ST		
NEWTON FALLS, OH 44444-1519	\$598	IRREGULAR
AL/5RMS/2BR/1.5BA/1248SF/A1/B1/C4/D1/E1/F3/F6/F9/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

NORTH RANDALL (CUYAHOGA)

25-25-6-0820553	\$81,000	1
4905 NORTH RANDALL AVE		
NORTH RANDALL, OH 44128-4767	\$1,820	60 X 150
FR/5RMS/3BR/1BA/1064SF/A1/B1/C4/D1/E1/F3/F6/F9/G1/H1/H2/H3/I1/J2/ J3/M		
MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. INVESTOR SPECIAL PURCHASER RESPONSIBLE FOR CORRECTING ALL VIOLATIONS. CONTACT CITY REGARDING REQUIREMENTS TO CORRECT SAME.		

PAINESVILLE (LAKE)

25-25-6-0867577	\$119,000	1
500 TRAILWOOD DR		
PAINESVILLE, OH 44077-2804	\$1,694	60 X 131
AL/5RMS/3BR/1BA/1065SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		

PICKERINGTON (FAIRFIELD)

25-25-6-0875783	\$164,000	1
81 ROXBURY DR		
PICKERINGTON, OH 43147-2304	\$2,945	IRREGULAR
VS/9RMS/3BR/2.5BA/2304SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
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<u>CITY (COUNTY)</u>			
PM NUMBER		LIST PRICE	LIV UNITS
ADDRESS			
CITY, OH ZIP		RE TAX	LOT SIZE
COMMENT CODES - COMMENTS			
<u>PIQUA (MIAMI)</u>			
25-25-6-0827279		\$108,200	1
812 N SUNSET DR			
PIQUA, OH 45356-4440		\$1,350	100 X 150
BV/FR/6RMS/3BR/2BA/1624SF/A1/B1/C4/E1/F3/F6/F9/G1/H3/I1/J1/M			
EXCLUSIVE LISTING CHARLES CUNNINGHAM 937-252-7728. 6% COMMISSION MUST BE SHOWN ON OFFER.			
EXCLUSIVE AGENT AGREES TO PAY SALES BROKER 4% COMMISSION. MECHANICALS NOT TESTED STATUS OF			
OPERATION AND SAFETY UNKNOWN.			
<u>RAVENNA (PORTAGE)</u>			
25-25-2-0607111		\$65,000	1
6274 BRIDGE ST			
RAVENNA, OH 44266-1358		\$1,182	IRREGULAR
VS/5RMS/2BR/1BA/1064SF/A3/B3/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED			
AND THEIR CONDITON, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			
<u>RICHWOOD (UNION)</u>			
25-25-6-0877568		\$60,000	1
14232 STATE ROUTE 47			
RICHWOOD, OH 43344-9265		\$1,271	150 X 275
AL/6RMS/3BR/1BA/1040SF/A3/B4/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED			
AND THEIR CONDITIOJN, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			
<u>RIVERSIDE (MONTGOMERY)</u>			
25-25-6-0862371 <i>New Listing</i>		\$87,000	1
5200 UNDERWOOD RD			
RIVERSIDE, OH 45431-2891		\$1,665	75 X 107
FR/BR/5RMS/3BR/1BA/972SF/A1/B1/C4/D1/E1/F3/F6/F9/G1/H1/H3/J1/M/R			
EXCLUSIVE LISTING CHARLES CUNNINGHAM 937-252-7728. 6% COMMISSION MUST BE SHOWN ON OFFER.			
EXCLUSIVE AGENT AGREES TO PAY SALES BROKER 4% COMMISSION. MECHANICALS NOT TESTED STATUS OF			
OPERATION AND SAFETY UNKNOWN.			
<u>SEBRING (MAHONING)</u>			

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CITY, OH ZIP		RE TAX	LOT SIZE
COMMENT CODES - COMMENTS			

25-25-6-0822900	New Listing	\$35,000	1
376 W PENNSYLVANIA AVE			
SEBRING, OH 44672-1140		\$489	50 X 130
AL/6RMS/3BR/1BA/1416SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M/R			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			

SHILOH (RICHLAND)

25-25-6-0880461	New Listing	\$63,000	1
97 W MAIN ST			
SHILOH, OH 44878-9749		\$1,558	66 X 165
BR/7RMS/3BR/1.5BA/1872SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M/R			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY & SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			

SIDNEY (SHELBY)

25-25-6-0837364	New Listing	\$49,000	1
320 MAPLE ST			
SIDNEY, OH 45365-1328		\$570	IRREGULAR
FR/VS/5RMS/3BR/1BA/1244SF/A1/B1/C4/D1/E1/F3/F6/F9/H1/H3/J1/M/R			
EXCLUSIVE LISTING CONTACT RUDY STRALEY 419 399 4444. 6% COMMISSION MUST BE SHOWN ON OFFER.			
EXCLUSIVE AGENT AGREES TO PAY SALES BROKER 3% COMMISSION. MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN.			

25-25-6-0857116		\$54,500	1
616 LYNN ST			
SIDNEY, OH 45365-2958		\$709	IRREGULAR
FR/4RMS/2BR/1BA/790SF/A1/B1/C4/D1/E1/F3/F6/F9/G1/H1/H3/J1			
EXCLUSIVE LISTING CONTACT RUDY STRALEY 419-399-4444. 6% COMMISSION MUST BE SHOWN ON OFFER.			
EXCLUSIVE AGENT AGREES TO PAY SALES BROKER 3% COMMISSION. MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN.			

SOUTH VIENNA (CLARK)

25-25-6-0860433		\$83,000	1
8867 E NATIONAL RD			
SOUTH VIENNA, OH 45369-8768		\$1,584	139 X 200
BR/4RMS/2BR/1BA/1316SF/A3/B3/C4/D1/E1/F3/F6/F9/G1/H1/H3/I1/J1/M			
EXCLUSIVE LISTING CHARLES CUNNINGHAM 937-252-7728. 6% COMMISSION MUST BE SHOWN ON OFFER.			
EXCLUSIVE AGENT AGREES TO PAY SALES BROKER 4% COMMISSION. MECHANICALS ,WELL AND SEPTIC NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN.			

SPRINGFIELD (CLARK)

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CITY (COUNTY)

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CITY, OH ZIP	RE TAX	LOT SIZE
COMMENT CODES - COMMENTS		
25-25-6-0862446	\$51,000	1
1929 S BELMONT AVE		
SPRINGFIELD, OH 45505-4401	\$949	121 X 130
AL/FR/5RMS/3BR/1BA/896SF/A1/B1/C4/E1/F3/F6/F9/H1/H3/I1/J1/M		
EXCLUSIVE LISTING CHARLES CUNNINGHAM 937-252-7728. 6% COMMISSION MUST BE SHOWN ON OFFER TO PURCHASE. EXCLUSIVE AGENT TO PAY SALES BROKER 4%. MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. POSSIBLE FROZEN PLUMBING.		

URBANA (CHAMPAIGN)

25-25-6-0798601	\$88,000	1
5108 COUNTY LINE RD		
URBANA, OH 43078-0000	\$1,365	150 X 277
VS/6RMS/3BR/2BA/1670SF/A3/B3/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

WALBRIDGE (WOOD)

25-25-6-0826958	\$63,000	1
214 WILBER ST		
WALBRIDGE, OH 43465-1464	\$1,041	40 X 100
BV/AL/6RMS/3BR/1BA/1257SF/A1/B1/C4/D1/E1/F3/F6/F9/G3/H1/H3/I1/J1/M		
MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN.		

WARRENSVILLE HTS (CUYAHOGA)

25-25-2-0535633	\$36,000	1
19519 MEADOWLARK LN		
WARRENSVILLE HTS, OH 44128-2742	\$1,478	IRREGULAR
FR/6RMS/4BR/1BA/1152SF/A1/B1/C4/E1/F3/F6/F9/H1/H2/H3/I1/J2/J3/M		
MECHANICALS NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. INVESTOR SPECIAL PURCHASER RESPONSIBLE CORRECTION FOR POINT OF SALE VIOLATIONS AND SHOULD CONTACT CITY FOR REQUIREMENTS REGARDING VIOLATIONS.		

WELLSTON (JACKSON)

25-25-6-0863301	\$35,000	1
322 E 12TH ST		
WELLSTON, OH 45692-2404	\$705	IRREGULAR
VS/6RMS/3BR/1BA/904SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
EXCLUSIVE LISTING; 6% COMMISSION. SUBMIT ALL OFFERS THRU EXCLUSIVE AGENT TERESA TOFT 740 776-6117 WHO AGREES TO PAY MINIMUM 3% COMMISSION TO SELLING AGENT. PROPERTY IS SOLD "AS IS." NO WARRANTIES OR GUARANTEES.		

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CITY (COUNTY)

PM NUMBER		LIST PRICE	LIV UNITS
ADDRESS			
CITY, OH ZIP		RE TAX	LOT SIZE
COMMENT CODES - COMMENTS			

WEST PORTSMOUTH (SCIOTO)

25-25-6-0879089	<i>New Listing</i>	\$24,000	1
557 WOLFE RUN			
WEST PORTSMOUTH, OH 45662-9032		\$1,053	IRREGULAR
WF/6RMS/3BR/1.5BA/1360SF/A1/B3/C4/D1/E2/F3/F6/F9/G5/H1/I1/J1/M/R			
EXCLUSIVE LISTING 6% COMMISSION. SUBMIT ALL OFFERS TO TERESA TOFT 740 776-6117 WHO AGREES TO PAY 3% COMMISSION TO SELLING AGENCY. PROPERTY SOLD AS IS. NO WARRANTIES OF GUARANTEES. NOTE: POTENTIAL STRUCTURAL DAMAGE DUE TO SHIFTING GROUND UNDER FOUNDATION.			

WESTERVILLE (FRANKLIN)

25-25-6-0878315		\$109,000	1
6506 PURPLEFINCH CT			
WESTERVILLE, OH 43081-3718		\$1,948	IRREGULAR
VS/VS/7RMS/3BR/1.5BA/1248SF/A1/B1/C4/D1/E1/F3/F9/G5/H1/I1/J1/M			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			

WINCHESTER (BROWN)

25-25-6-0871813		\$56,000	1
11291 SCHWEIGHART RD			
WINCHESTER, OH 45697-9622		\$691	IRREGULAR
VS/FR/6RMS/3BR/1BA/1045SF/A1/B3/C4/D2/E2/F3/F6/F9/G1/H1/H2/I1/J1/M			
MECHANICALS AND SEPTIC NOT TESTED STATUS OF OPERATION AND SAFETY UNKNOWN. INVESTOR SPECIAL. EVIDENCE OF FROZEN PLUMBING AND SETTLEMENT.			

YOUNGSTOWN (MAHONING)

25-25-6-0827965		\$48,000	1
234 MANSELL DR			
YOUNGSTOWN, OH 44505-1961		\$960	IRREGULAR
AL/5RMS/3BR/1BA/1260SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			

25-25-6-0879330		\$13,000	1
206 PASADENA AVE			
YOUNGSTOWN, OH 44507-1527		\$468	IRREGULAR
AL/7RMS/4BR/1BA/1654SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M,P			
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.			

Listing of VA-Acquired Properties

Listing Date: August 8, 2003

This Listing Expires: August 18, 2003

CITY (COUNTY)

PM NUMBER	LIST PRICE	LIV UNITS
ADDRESS	RE TAX	LOT SIZE
CITY, OH ZIP		
COMMENT CODES - COMMENTS		

25-25-6-0843784	\$27,000	1
121 S DUNLAP AVE		
YOUNGSTOWN, OH 44509-2613	\$622	40 X 130
VS/5RMS/3BR/1BA/1080SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

25-25-2-0569632	\$63,000	1
1884 CHAPEL HILL DR		
YOUNGSTOWN, OH 44511-1277	\$1,146	70 X 177
VS/5RMS/3BR/1BA/1106SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

25-25-2-0546530	\$10,000	1
2725 VOLNEY RD		
YOUNGSTOWN, OH 44511-2302	\$380	47 X 90
AL/4RMS/2BR/1BA/908SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/H2/I1/J1/M/P		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. NOTE: POSSIBLE DEFECTIVE LEAD BASED PAINT SURFACES WILL NOT BE STABILIZED. STATUS OF MECHANICAL SYSTEMS IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		

25-25-2-0513762	\$6,000	1
474 CLEARMOUNT DR		
YOUNGSTOWN, OH 44511-3152	\$400	50 X 232

ZANESVILLE (MUSKINGUM)

25-25-6-0884342 <i>New Listing</i>	\$43,000	1
353 SPENCE AVE		
ZANESVILLE, OH 43701-5636	\$577	40 X 94
AL/5RMS/2BR/1.5BA/1020SF/A1/B1/C4/D1/E1/F3/F6/F9/G5/H1/I1/J1/M/R		
PROPERTY IS SOLD IN ITS PRESENT CONDITION WITHOUT ANY REPAIRS. MECHANICAL SYSTEMS ARE UNTESTED AND THEIR CONDITION, OPERABILITY AND SAFETY IS UNKNOWN. NO WARRANTIES OR GUARANTEES.		